

Exhibit D

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Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Carmel Highlands

1. **Project Name:** BRADLEY HARLAN & SAMANTHA DALE
Item continued from 4/2/19 meeting
File Number: PLN180334
Project Location: 3226 SAN LUCAS RD CARMEL
Assessor's Parcel Number(s): 009-051-003-000
Project Planner: YASMEEN HUSSAIN
Area Plan: CARMEL LAND USE PLAN
Project Description: After-the-fact Coastal Administrative Permit and Design Approval for additional work beyond the scope of a previously approved Design Approval (PLN170878) to include a 3,820 square foot single family dwelling with a 443 square foot attached garage.
Recommendation To: ZONING ADMINISTRATOR

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Yasmeen Hussain, Monterey County Planner

Harlan Bradley

Sandra Dimas, agent for owner

Was a County Staff/Representative present at meeting? Yasmeen Hussain (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Garage was inadequate for parking of second vehicle with only 8 ft. wide entrance.		Garage entrance has been redesigned.
Concern for height of proposed garage.		Height has been lowered
Drainage issues due to lack of gutters along bedroom wing of proposed addition		Rain gutters have been designed and are ½ inch round copper gutters attached to edge of roofing materials.

ADDITIONAL LUAC COMMENTS

- Neighbors who had voiced concerns have reviewed the changes and have indicated they approve of the changes made to address their drainage concerns.

-Dan Keig, LUAC member, believes the committee should recommend a wider 5 ft. side yard set back for this project

-Samples of Carmel Stone , stucco clay tiles and dark metal window frames presented.

-All outdoor lighting should be down cast and source of lighting should be opaque.

RECOMMENDATION:

Motion by: Holli Leon to approve with changes made. (LUAC Member's Name)

Second by: Keig (LUAC Member's Name)

 Support Project as proposed

X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: (5) Leon, Keig, Meheen, Freedman, Rainer

Noes: 0

Absent: 0

Abstain: 0

